

Vassar Township Planning Commission

Regular Meeting June 11, 2026

Call to Order: 7:00pm

Pledge of Allegiance

Roll Call:

Ben Partridge – present
Bob Reil (Co-Chair) – present
Devin Foether (Chair) – present
Gloria Coffey – present
Todd Aymer – present
Sam Tester – present

Approval of Minutes:

Motion by Bob Reil to approve the May 14, 2026 regular meeting minutes, as written, seconded by Ben Partridge.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Motion by Devin Foether to approve the May 21, 2026 special meeting minutes, as written, seconded by Bob Reil.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Receive and Set Public Hearings:

Motion by Devin Foether to set the public hearings for Ace Cannabis medical and adult use Class C grower and Efflorescence medical and adult use Class C grower special land use permit renewals to be held at the July 9th meeting that begins at 7pm, seconded by Ben Partridge.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Complete action on Tabled items from previous meetings:

Motion by Bob Reil to table the approval of the group day care home special land use permit to the next regular meeting, seconded by Gloria Coffey.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Public Hearings:

At 7:45 pm open public hearing for 664 Vassar LLC Special Land Use Permit Renewal.

No public comment

At 7:46 pm close public hearing for 664 Vassar LLC Special Land Use Permit Renewal.

At 7:46 pm open public hearing for rezoning request of parcel 020-014-000-2400-00

Charlene Dick was present and had no objection to rezoning

At 7:48 pm close public hearing for rezoning request of parcel 020-014-000-2400-00

Actions and Discussions:

Motion by Devin Foether to approve the renewal of 664 Vassar LLC medical provisioning and Adult Use provisioning center Special Land Use Permit renewals, seconded by Sam Tester.

Roll Call Vote:

Sam Tester – Y

Todd Aymer – Y

Gloria Coffey – Y

Devin Foether – Y

Bob Reil – Y

Ben Partridge – Y

Motion Carried 6 – 0

Motion by Todd Aymer to recommend adoption of the zoning ordinance map amendment for parcel #020-014-000-2400-00, seconded by Bob Reil.

Roll Call Vote:

Bob Reil – Y

Devin Foether – Y

Ben Partridge – Y

Sam Tester – Y

Todd Aymer – Y

Gloria Coffey – Y

Motion Carried 6 – 0

Resolution PC 2026-01: Township of Vassar offered by Devin Foether and supported by Gloria Coffey.

Roll Call Vote:

Devin Foether – Y
Ben Partridge – Y
Sam Tester – Y
Todd Aymer – Y
Bob Reil – Y
Gloria Coffey – Y

Motion Carried 6 – 0

Representative from Mini Storage on M-15

Motion by Devin Foether to conditionally approve site plan changes for Cardinal Mini-Storage with replacing berm with spruce tree planting in the green belts with documentation of water retention plan before expansion occurs, seconded by Bob.

(6) Ayes
(0) Nays

Motion Carried 6 – 0

Adoption of 2026/2027 meeting resolution:

Resolution PC 2026-02: Vassar Township Planning Commission offered by Ben Partridge and supported by Devin Foether.

Roll Call Vote:

Sam Tester – Y
Todd Aymer – Y
Ben Partridge – Y
Gloria Coffey – Y
Devin Foether – Y
Bob Reil – Y

Motion Carried 6 – 0

Additional Outstanding Business Not Listed:

Public Comment:

none

Motion to Adjourn by Devin Foether, seconded by Bob Reil.

(6) Ayes

(0) Nays

Motion Carried 6 – 0

Meeting adjourned at 9:09 pm

X

secretary